

CHB SPOTLIGHT



COLORADO HOME BUILDERS —
YOUR LOCAL CUSTOM HOME BUILDER SINCE 1993

GAS LEAKS IN YOUR HOME

Natural gas is a relatively safe and reliable fuel. It is odorless and colorless. Some companies add a harmless chemical to create a distinctive odor, so that people can smell a leak. If you do smell a strong odor, you should act fast to keep your family and pets safe. There are some specific steps you should take.

- ◆ Do not panic. Remain calm so that you can efficiently handle the situation.
- ◆ Get everyone out of the house immediately if the strong odor is inside. Do not use the phone or cell phone, touch a light switch or make any type of electrical connection at all. Do not even attempt to open a window.
- ◆ Proceed directly toward the door and leave the home. Leave the front door wide open if you can but do not waste time.
- ◆ Call the gas company emergency line, and dial 911 to report it from your neighbor's home or your cell phone once you are out of the house. Do not assume that someone else has already called to report the leak.
- ◆ Make your neighbors and anyone else outside aware of the potential problem. Give them all the details.
- ◆ Only make an attempt to turn off your meter if you hear the sound of hissing escaping. You can confirm this on the phone or in person with the emergency team.
- ◆ Do not attempt to go back in your house until the fire department notifies you that it's safe.
- ◆ If you live in the country and use a propane tank and that tank is far away from the home then try and turn off the main valve. Do not do this if the gas seems to be coming from the area of the tank and don't attempt this if the tank is anywhere near where you smelled the gas. Call 911 first then your propane or gas company.



TIPS

Have carbon monoxide detectors in your house.

Consider installing a natural gas or propane leak detector. It could save your life.

Keep your natural gas appliances in good working condition and have your heating systems checked routinely.

If you suspect a leak outside, follow the same process.

For a very faint gas smell, you can follow the odor to the source. It most likely is a pilot light that went out or a burner valve that was left on. However, if the source cannot be located, then immediately follow the steps.

Never try to repair a gas leak yourself.

REMEMBER: WE DO HOME INSPECTIONS!

See page 4 of this issue for contact info!

HOW TO...

How to Remove Odors

General Techniques

- ◆ Remove the source of the odor from the affected area and dispose of it properly.
- ◆ Wash the affected area with an anti-bacterial disinfectant according to the directions on its label.

Organic Odors: Vomit, Urine and Others

- ◆ Remove the source of the odor from the affected area either by clearing it away (in the case of solid matter) or blotting with paper towels.
- ◆ Blot the remaining stain with paper towels, applying steady yet gentle pressure.
- ◆ Moisten a sponge with some bacteria/enzyme digester and blot stain according to directions on its label.
- ◆ Cover the stain with a plastic bag to help the digester retain moisture.
- ◆ Allow the area to air-dry.

Cooking Odors and Smoke

- ◆ Remove the source of the odor from the affected area and dispose of it properly.
- ◆ Air out the affected area by opening windows or directing fans in its direction.
- ◆ Apply an odor-neutralizing spray to the area.

Things You'll Need:

Anti-bacterial Disinfectant Sprays ,Fans , Sponges, Bacteria/enzyme Digesters , Odor-neutralizer, Rubber Gloves, Plastic Bags, Paper towels



How to Turn Off Main Water Service

Tornadoes, hurricanes, floods, earthquakes, and plumbing emergencies are all times you'll want to turn off the water to your home. Know ahead of time where your shutoff valve is - just in case!



- ◆ Look for the shutoff valve outside if you live in a warm climate. It will typically be located where the water pipe enters the house and is usually at the most inaccessible spot behind sticky bushes. Find the water meter and you'll locate the main shutoff nearby.
- ◆ Find your shutoff valve in the basement in cold climates - it may be set into a wall or on the water pipe leading to the water heater.
- ◆ Locate the shutoff valves on either side of the pressure tank if your water comes from a ground well. Turn off both valves.
- ◆ Shut off the water by turning the valve clockwise until it won't turn any more.

Tips & Warnings

You may want to tag the valve to let others know you have turned it off. These plastic tags are available at hardware stores.

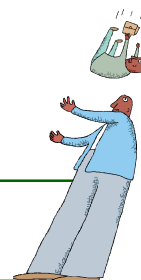
Still can't find your main shutoff? Look for a rectangle-shaped access cover somewhere in your yard. Pry the cover up with a screwdriver. (Look inside with a flashlight before you stick your hand down in there - this is a favorite place for spiders to hide.)

Things You'll Need

Pipe Wrenches

QUOTE OF THE MONTH

Our greatest glory is not in never falling but in rising every time we fall.
~ Confucius ~





Colorado Home Builders
P.O. Box 50132
Colorado Springs, CO 80948

Phone: 719-548-1139
Fax: 719-213-2297
Email: info@cohomebuilders.com



Ann Marie Flynn
Direct: (719) 536-4312
Office: (719) 536-4444



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TESTIMONIALS

Email received from Mr. John Pierce—Realtor
Good Morning Gary,

I thought you might enjoy this note from the Agent you did an inspection for the other day. She said what we already know. We are so fortunate to have someone so knowledgeable and conscientious here in the Springs area that we can trust. You make us look good. Thanks again Gary!

Hello Mr. Pierce,

I just want to thank you for the great inspector recommendation. What a prince of a guy Mr. Roth is. He scheduled the inspection immediately and was very professional about everything. He obviously had done his homework with regards to the property before our scheduled inspection. He not only thoroughly inspected the property but also proceeded to walk the buyers through everything he discovered, explaining everything. He was the best inspector I have ever worked worth before—anywhere.

Beth Martin, GRI, e-PRO

MB Hepp Realty, LLC

Brighton, CO 80601

TIP'S FROM THE PROFESSIONALS - STEVE'S HIGHLIGHTS

Build a Wasp Trap from a Recycled 2 liter Soda Bottle

It is the time of year when wasps are taking over the outbuilding and the garden. Here is a simple almost free wasp trap you can make.

Things You'll Need:

Soda bottle - Heavy Duty scissors - Packing tape

- ◆ Cut the top off the bottle as strait as you can about 5 inches from the bottles top. Maybe an inch below where the bottle straitens out. I recommend punching a hole, then using heavy duty craft or kitchen scissors.
- ◆ Invert the top into the rest of the bottle so the mouth is inside like a funnel. Tape the cut edge with packing tape.
- ◆ It is that simple. Now add sand or a few small rocks in the bottom for weight and put in something to attract wasps. Wasps seek protein. I have put a bit of tuna fish in before and that works well. Anything they would swarm at your picnic will work. The recycled bottle will slowly fill with wasps like the commercial trap will. They find the way down in but rarely fly out. The protein will not attract the much beneficial honey bees like some of the commercial traps that have a sweet substance do, so I feel better about this environmentally friendlier recycled trap.



All material contained within was compiled by the Colorado Home Builders team.